



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: BZA15-075
Date Received: 22 JUNE 2015
Commission/Group: VIC-VILLAGE
Existing Zoning: C-4 Application Accepted by: JF Fee: \$1900-
Comments: 8/25/15

TYPE(S) OF ACTION REQUESTED (Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

The proposal seeks to change the Use of a Retail Space to Dining and Food Service. We are seeking relief from Section 3312.03C

- NUMBER OF PARKING SPACES: change of use to restaurant requires 42 on-site parking spaces.

LOCATION

1. Certified Address Number and Street Name 685 North High Street

City Columbus State Ohio Zip 43215

Parcel Number (only one required) 010-047908-00

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Bass Studio Architects

Address 36 King Avenue City/State Columbus Ohio Zip 43201

Phone # (614)294-4893 Fax # (614)294-2709 Email tim@bassstudioarchitects.com

PROPERTY OWNER(S):

Name Lee Adamantidis

Address 75 East Gay St. Suite 100 City/State Columbus Ohio Zip 43215

Phone # (614) 7749245 Fax # _____ Email deanadamant@yahoo.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Bass Studio Architects

Address 36 King Avenue City/State Columbus Ohio Zip 43201

Phone # (614) 294-4893 Fax # (614) 294-2709 Email: tim@bassstudioarchitects.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE Lee Adamantidis

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

BZA15-075
685 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Tim Bass

of (1) MAILING ADDRESS 36 King Ave Columbus, Ohio 43201

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) LEE ADAMANTIS
SHORT NORTH DEVELOPMENT CO.
75 E. CANAL ST.
COLUMBUS, OHIO 43215
TIMOTHY A. SWARTZ, AIA
(614) 297-4893

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

(5) _____

and that the following is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed**, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

ATTACHED

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) _____

Subscribed to me in my presence and before me this _____ day of _____, in the year _____

SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____

Notary



James G. Sicard
Notary Public, State of Ohio
My Commission Expires 04-17-2018

James G. Sicard

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Historic Dennison Hotel LLC.
21 W. Hubbard Ave. Ste D
Columbus, Ohio 43215

Historic Dennison Hotel LLC.
21 W. Hubbard Ave. Ste D
Columbus, Ohio 43215

John R. Allen
1157 Virginia Ave.
Columbus, Ohio 43212

City of Columbus
Real Estate Management
90 W. Broad St. Rm 425
Columbus, Ohio 43215

Historic Dennison Hotel LLC.
21 W. Hubbard Ave. Ste D
Columbus, Ohio 43215

Historic Dennison Hotel LLC.
21 W. Hubbard Ave. Ste D
Columbus, Ohio 43215

Short North Development Co.
75 E. Gay Street Ste. 100
Columbus, Ohio 43215

Jewell Group LLC.
691 N High St.
Columbus, Ohio 43215

Bass Studio Architects
36 King Avenue
Columbus, Ohio 43201

Lee Adamantidis
75 East Gay St. Suite 100
Columbus, Ohio 43215

BZA15-075
685 N. High St.

Attachment

Board of Zoning Adjustment Application

Expanded Application Sections

Parcel ID: 010-047908-00

Address: 685 North High Street
Columbus, Ohio 43215

Owner: Short North Development Co. Mr. Lee Adamantidis
c/o 75 E. Gay St. Suite 100
Columbus Ohio, 43215

General:

Brief description of sections from which relief is requested:

3312.03C, Change of intensity - Existing retail store to new restaurant:

Per Example

3312.03c calculation (3312.49)

required spaces for existing uses = 18 $(4,500/250 = 18)$

required spaces for new restaurant = 60 $(4,500/75 = 60)$

existing available spaces = 0

difference between intensities $(60 - 18) = 42$

total parking spaces required for new use $(0 + 42) = 42$

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685 N. High St.

STATEMENT of HARDSHIP

Parcel ID: 010-047908-00

BZA15-075
685 N. High St.Address: 685 North High Street
Columbus, Ohio 43215

Owner: Short North Development Co.

Lee Adamantidis
c/o 75 E. Gay St. Suite 100
Columbus Ohio, 43215**General statements:**

The Owners seeks to activate a vacant leasehold in the Short North Corridor to put the space back into productive use and eliminate a vacant storefront in the district. The space has been vacant for some time.

The proposed Use is compliant with the zoning for the corridor.

The Proposed Use is complimentary, compatible and consistent with Uses in the vicinity.

We respectfully ask the Board to find the following facts sufficient to granting relief as described above:

1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.

The building is a historic structure in the Short North Corridor. As such, it was constructed in a period that did not anticipate parking demands that have evolved to the current zoning code. The original uses for which the building was planned (very similar to the current proposal) could not have complied with current parking demands.

2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.

The hardship resides with the property. As described above, for the size of structure and associated parking facility, there are very few Uses that could be compliant with parking requirements. Of those Uses, even fewer are appropriate to this commercial corridor context (Storage and warehouse type Uses).

The applicant did not create or contribute to this hardship.

3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.

The proposed business/Use is identical to many existing Dining establishments and other business mixed Uses on North High Street in the immediate vicinity. The depth of the commercial zone is limited, making parking accommodation a challenge from Downtown Columbus, through the University District. The variance is required to accommodate this business.

3. (Continued):

Many Properties through the length of the corridor have required and have been granted parking variances to make the business Uses possible.

Granting of a variance will not confer special privilege to this Applicant; it will preserve a property right granted and possessed by other Owners in the zoning district.

4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

Granting of this variance will simply permit a business Use/Mix that is identical to the majority of the district, is desirable, and complimentary to neighboring uses and goals for the district.

The proposed facility is in the heart of the vibrant district on the High Street commercial arterial street; at this size, it will not materially affect the traffic patterns, or expectations of users, already established in the district.

MITIGATING CONSIDERATIONS:

Public Transportation: The proposed facility is on a central public transportation line.

Additional Parking: Businesses in the district benefit from existing and new public parking facilities including meters, pay lots and two new garages; one within two blocks and one within three blocks.

District Activity/Overlapping Parking Demands: There is no doubt that the District is already busy. The nature of the District is that visitors may park and visit multiple businesses during any one visit. The proposed Dining Establishment is primarily a lunch and dinner function. The traffic generated may eat, leave and visit other businesses without generating the multiple parking needs.

Walkable District: In addition to the clientele walking from business to business in the District, the site benefits from robust urban neighborhoods within comfortable walking distances. A good portion of the clientele can be expected to be neighbors walking to dine.

Granting of this variance will not adversely affect the adjacent properties or be detrimental to the public health safety welfare.

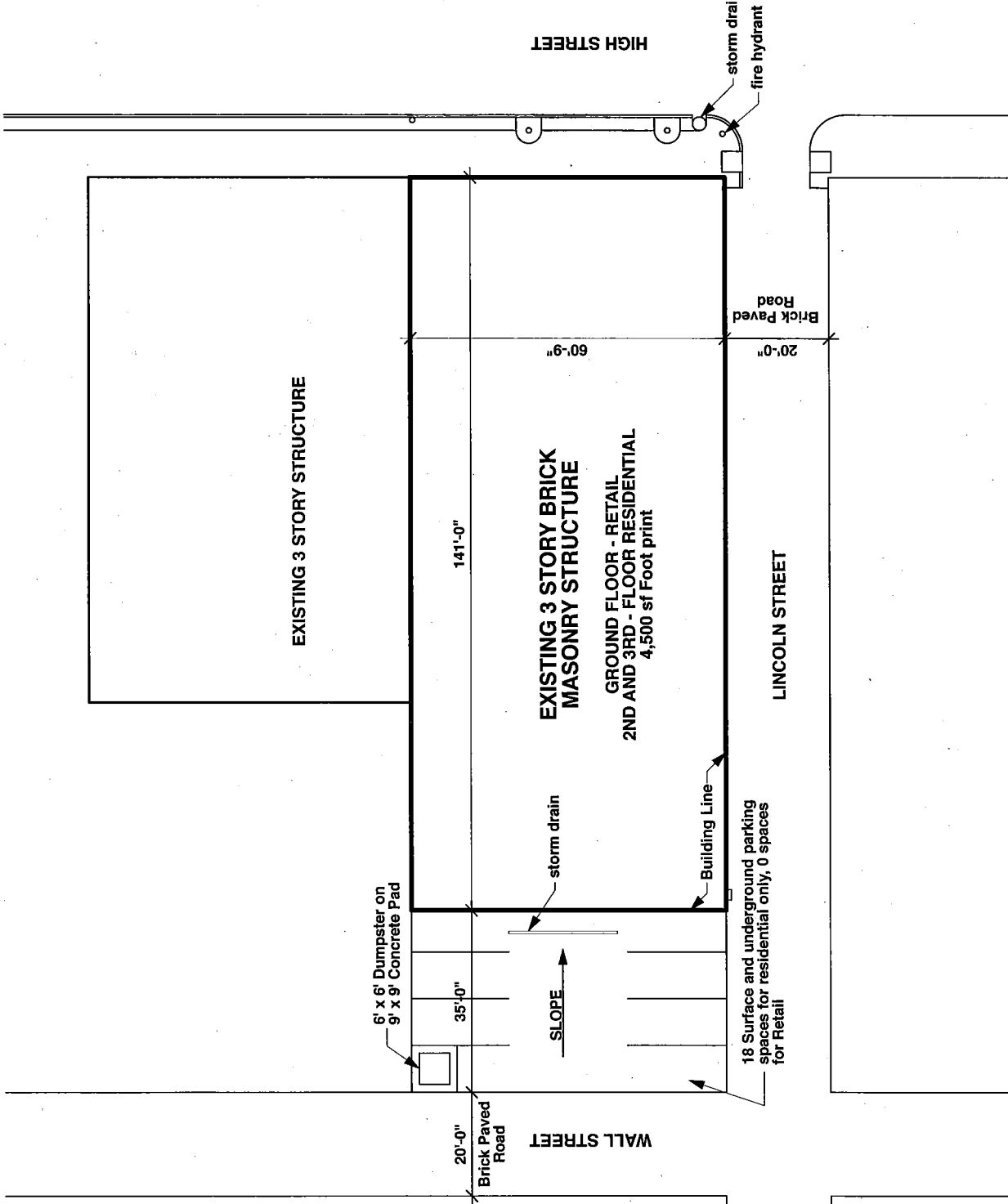
BZA15-075
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685 North High St. Site Plan

June 15 2015

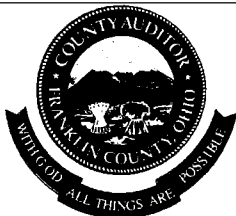
BASS
STUDIO
ARCHITECTS

BZA15-075
685 N. High St.



1 Site Plan (Reference Only)

1" - 30' 0"



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/16/15



Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are not to be used as a source of information. Users of this map are not to be used as a source of information. Users of this map are not to be used as a source of information. Please notify the Franklin County GIS Division of any discrepancies.

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685 N. High St.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010047908

Zoning Number: 685

Street Name: N HIGH ST

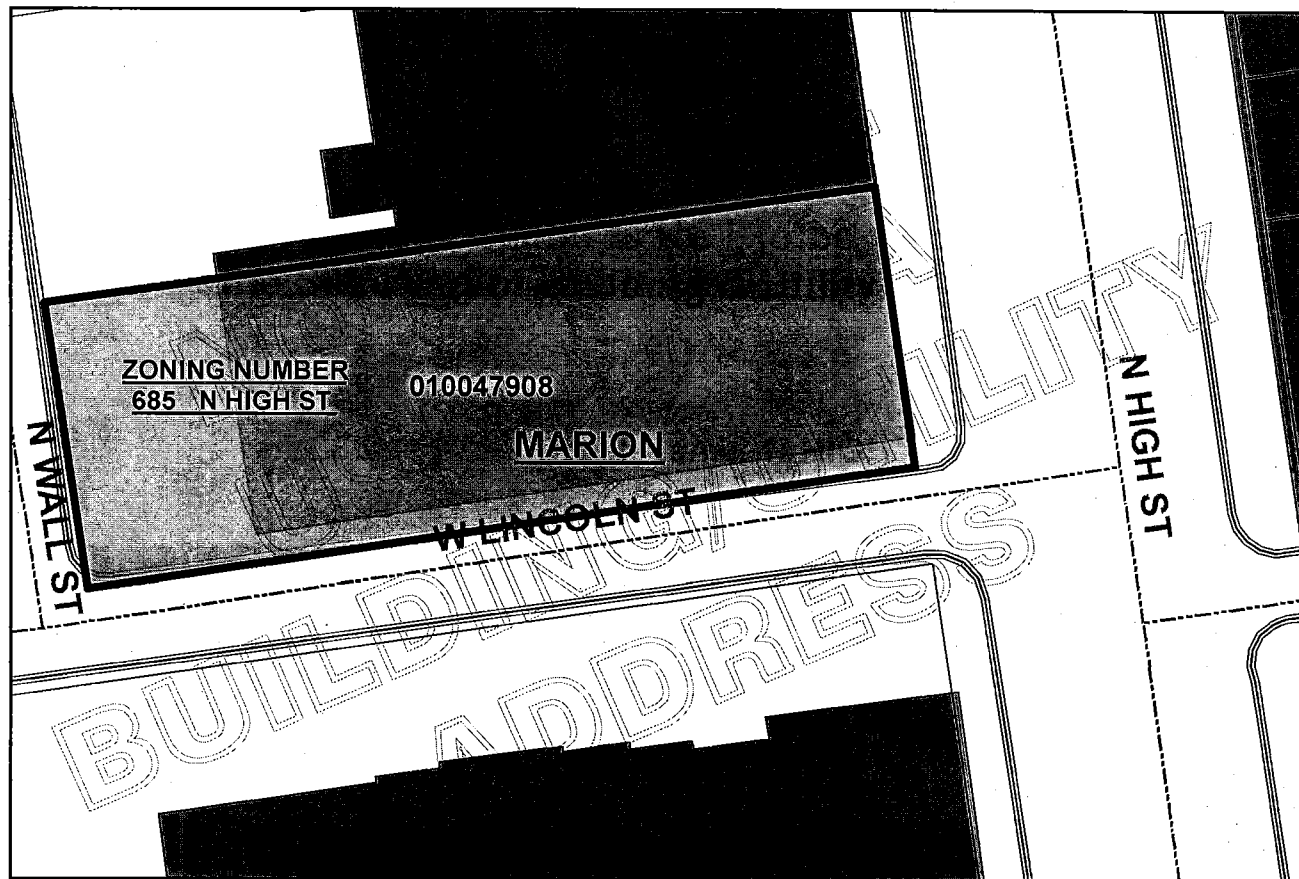
Lot Number : 6

Subdivision: GOODALE

Requested By: SHORT NORTH DEVELOPMENT CO. (LEE ADAMANTIDIS)

Issued By: *Edyana Abraham*

Date: 6/18/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 36916



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

BZA15-075

STATE OF OHIO
COUNTY OF FRANKLIN

685 N. High St.

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

LEE ADAMANTIDIS
75 E. GAY STREET, SUITE 100, 43215

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

LEE ADAMANTIDIS

75 E. GAY STREET, STE., 43215

GEORGE BAVELIS

52 E. 15th AVE, 43201

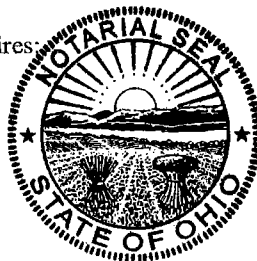
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this _____ day of _____, in the year _____

SIGNATURE OF NOTARY PUBLIC

James G. Sicaras

My Commission Expires:



Notary Seal Here

James G. Sicaras
Notary Public, State of Ohio
My Commission Expires 04-17-2018

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Revised 05/9/12